

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: November 05, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH BROADWAY PORCH OF THE BROWN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

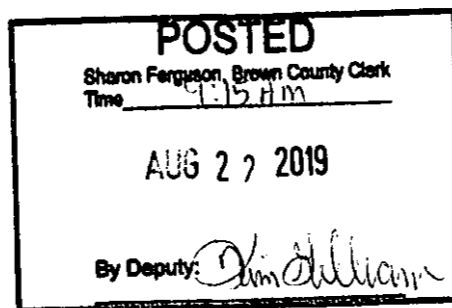
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 08, 2003 and recorded in Document VOLUME 1474, PAGE 345; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 1705259 real property records of BROWN County, Texas, with PRENTICE COX AND NINA COX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PRENTICE COX AND NINA COX, securing the payment of the indebtednesses in the original principal amount of \$69,706.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LINDA J. REPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, DYLAN RUIZ, JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR STEPHEN RAWLINGS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-22-2019 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.



Declarants Name: Stephen Rawlings

Date: 8-22-2019

EXHIBIT "A"

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN BROWN COUNTY, TEXAS AND BEING THE NORTH 28 FEET OF LOT 21 AND ALL OF LOT NO. 22, IN BLOCK NO. TWO (2) OF J.B. SNOW ADDITION TO THE TOWN OF BANGS. AS SHOWN BY THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 2, PAGE 84 OF THE PLAT RECORDS OF BROWN COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN TWO DEEDS, THE FIRST BEING 23RD DAY OF JANUARY 1953 AND BEING FROM L.B. SIKES TO THOMAS D. LEVISAY RECORDED IN VOLUME 452, PAGE 587, DEED RECORDS OF BROWN COUNTY, TEXAS AND THE SECOND BEING DATED THE 13TH DAY OF APRIL 1957 AND BEING FROM L.B. SIKES TO THOMAS D. LEVISAY RECORDED IN VOLUME 452, PAGE 588, DEED RECORDS OF BROWN COUNTY, TEXAS.